

# 445 Avalon Road, Dyers Crossing, NSW 2429

## Acreage For Sale

Sunday, 23 June 2024



445 Avalon Road, Dyers Crossing, NSW 2429

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 5 m2**

**Type: Acreage**



Richard Condon  
0265521132

## **New To Market**

This ideally positioned 14-acre property is located just 9 kilometers from the Nahiab Highway and a mere 25 minutes from Forster and Taree. The gently undulating landscape, adorned with selected shade and fruit trees, is well-fenced and divided into three paddocks. Water supply for the paddocks is ample thanks to two large spring-fed dams, making it ideal for horse enthusiasts or those looking to maintain other livestock. With a cabin with sleeping space, shower, and toilet located right next to one of the Dams, this is the perfect place to wind down on a weekend with a beer in hand and a fire bucket. The residence features four spacious bedrooms and an open floor plan throughout. Attached to the main house is a self-contained granny flat, complete with a bedroom and living area, offering additional accommodation. The property also includes a two-bay car shed with a hoist, facilitating any mechanical work. Additionally, there is an in-ground pool that requires some maintenance, a new lining and pump already purchased by the vendor are available for the new owner to complete the repairs. For a private inspection of this rural gem, please contact Richard on 0499 027 330.\*Please note that while every effort has been made to accurately represent the features and amenities of the property described in this advert. Prospective buyers are encouraged to conduct their own inspections and assessments to verify the details provided. We do not guarantee the accuracy or completeness of the information presented herein.